

To Rent

Alloy Terrace, Rowlands Gill, Rowlands Gill, NE39



**£450 per month**

**2 bedroom Terraced**

- ✓ New to Market
- ✓ Well-presented Terraced House
- ✓ 2 Double Bedrooms
- ✓ Lounge & Fitted Kitchen
- ✓ Available January 2019
- ✓ Furnished
- ✓ Front Garden / Rear Yard
- ✓ Convenient Location



## Description

PETER ROSS are pleased to advertise for rent a two bedroom terraced house, in the Rowlands Gill area.

Available from January 2019 this well-appointed property is furnished to a good standard. It has: a fitted kitchen (with white goods), storage heating, open fire, double-glazing, electric shower, on-street parking, west-facing landscaped garden, yard to rear.

Rent, £450 per calendar month, deposit £450, Admin Fee £70.

The rent is to be £450 per month for the first 6 months, then £475 per month after that.

For further information or to arrange a viewing please telephone Peter Ross 0191 488 6080. References are required, no benefits, pets or smokers.

## Ground Floor

**ENTRANCE PORCH** - Front door to entrance, glass-panelled door to entrance hallway.

**ENTRANCE HALLWAY** - Stairs to the first floor. Door to the lounge.

**LOUNGE** - 14' 0" x 11' 9" (4.29m x 3.6m) Window to the front, night storage heater, coving to the ceiling, television and telephone points, feature cast iron fireplace. Door to the fitted kitchen.

**FITTED KITCHEN** - 9' 0" x 16' 11" (2.75m x 5.17m) Window to the rear, drainer sink unit with mixer tap and tiled splashback, plumbed for automatic washer, built-in electric oven with electric hob, fitted wall and base units, roll top work surfaces, tiled flooring, door to

## First Floor

**FIRST FLOOR LANDING** - Window to the rear, loft access, built-in storage cupboard.

**BEDROOM ONE** - 11' 10" x 10' 11" (3.62m x 3.33m) Window to the front, night storage heater.

**BEDROOM TWO** - 10' 3" x 9' 4" (3.14m x 2.86m) Window to the rear, night storage heater, fitted wardrobes

**FAMILY BATHROOM / WC** - Window to the front, low level wc, panelled bath, pedestal wash hand basin, shower cubicle.



BREAKFASTING KITCHEN -  
ADDITIONAL



BEDROOM ONE



BEDROOM TWO

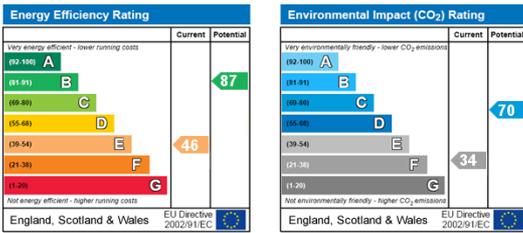


FAMILY BATHROOM / WC

## Exterior

**EXTERNAL** - Well-maintained garden to the front, yard to the rear. On-street parking to the front.

## Energy Efficiency and Environmental Impact



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.